

Lot 1 and Hannaford Road, Green Patch, SA, 5607



Rural For Sale

Sunday, 3 November 2024

Lot 1 and Hannaford Road, Green Patch, SA, 5607

Type: Rural



Luke Duncan
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JON'S & AQUAVIEW - Mixed Farming, Green Patch

Presenting JON'S and AQUAVIEW to the market in the Green Patch / Wanilla area on the Lower Eyre Peninsula.
"For Sale by negotiation" as a whole or as two separate properties.

JON'S - \$1,400,000

AQUAVIEW - \$2,200,000

Ideal for cropping and well set up for livestock, these properties have good water availability, machinery & sheep infrastructure, making both properties very well suited to mixed farming.

With a reliable average annual rainfall of 525mm, these properties grow an abundance of livestock feed year on year. It's an excellent drought proofer!

Improved pastures include Lucerne, Chicory, Cock's-foot, Fescue and Phalaris.

The total land area over the two properties is 428.0 hectares (1,057.5 acres).

Here is a breakdown:

JON'S - Total land area: 173.3 hectares (428.2 acres) with approximately 140.4 hectares (347 acres) cleared and arable for cropping.

Very well fenced into 10 paddocks with a raceway up the middle. There are 4 dams and a solar pump that transfers water to a tank and concrete troughs with new water pipe. Mains water is also available.

AQUAVIEW - Total land area: 254.7 hectares (629.3 acres) with approximately 220.5 hectares (545 acres) suitable for cropping and pastures with the balance being fenced off areas of native vegetation. Well fenced into 17 paddocks with 7 dams and 2 soaks plus a bore with solar pump that together provide water to each paddock.

Improvements include a 15m x 12m shed with concrete floor, workshop area, bathroom and an area for sheep handling. Attached are sheep yards with drafting gate and loading ramp.

There is an implement shed measuring 12m x 8m with concrete floor and a 18m x 9m open front machinery shed.

JON'S & AQUAVIEW provide you with a great opportunity to secure your future in a reliable rainfall region.

Contact agent to request an Information Memorandum.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.